179.0	0008	0004.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	818,100	/	818,100
USE VALUE:	818,100	/	818,100
ASSESSED:	818,100	/	818,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		HOMER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DONATO DOROTHEA M/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	24 HOMER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DONATO PAUL H-DOROTHEA M -
Owner 2:	-
Street 1:	24 HOMER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .17 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Vinyl Exterior and 3682 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7395.000	368,300	500	449,300	818,100
Total Card	0.170	368,300	500	449,300	818,100
Total Parcel	0.170	368,300	500	449,300	818,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 222.16 /Parcel: 222.16

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	122076
GIS Ref	
GIS Ref	
Insp Date	07/18/18

!14137!

PREVIOUS ASSESSMENT

Parcel ID: 179.0-0008-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	368,300	500	7,395.	449,300	818,100		Year end	12/23/2021
2021	101	FV	353,800	500	7,395.	449,300	803,600		Year End Roll	12/10/2020
2020	101	FV	353,700	500	7,395.	449,300	803,500	803,500	Year End Roll	12/18/2019
2019	101	FV	326,700	600	7,395.	449,300	776,600	776,600	Year End Roll	1/3/2019
2018	101	FV	326,700	600	7,395.	378,700	706,000	706,000	Year End Roll	12/20/2017
2017	101	FV	326,700	600	7,395.	346,600	673,900	673,900	Year End Roll	1/3/2017
2016	101	FV	326,700	600	7,395.	295,300	622,600	622,600	Year End	1/4/2016
2015	101	FV	270,300	600	7,395.	256,700	527,600	527,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:24:25

LAST REV

Date	Time
05/04/21	14:51:25
mmcmakin	
14137	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONATO PAUL H-D	77327-383	1	3/25/2021	Convenience	1	No	No		
	18841-467		1/1/1988		1	No	No		Paul H Donato dod 10/20/2001

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/8/2020	9	Alterati	10,980	C				
4/27/2004	258	New Wind	5,395			G6	GR FY06	15 VINYL REPL

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2018	MEAS&NOTICE	BS	Barbara S
11/7/2008	Measured	345	PATRIOT
3/2/2005	Permit Visit	BR	B Rossignol
4/27/2000	Inspected	276	PATRIOT
1/12/2000	Mailer Sent		
1/5/2000	Measured	264	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	122076
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7395		Sq. Ft.	Site		0	70.	0.87	7									449,294						449,300	

Total AC/HA:	0.16977	Total SF/SM:	7395	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	449,294	Spl Credit		Total:	449,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE W/ RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.07270527
Const Adj.:	1.00952256
Adj $ / SQ:	108.292
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	446361
Depreciation:	83023
Depreciated Total:	363338

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	1
Totals			
1	8	4	

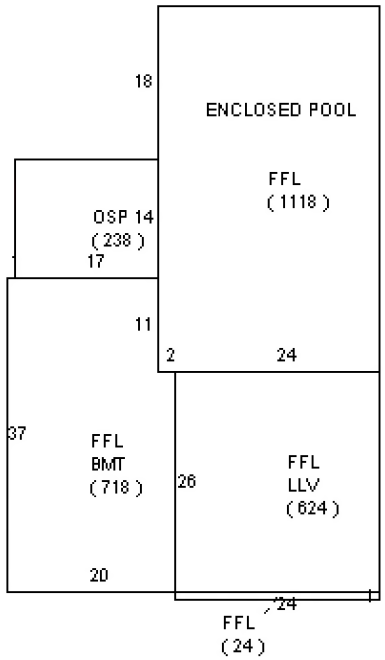
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	108.29
Special Features:	5000	Val/Su Net:	90.63
Final Total:	368300	Val/Su SzAd	148.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,484	108.290	268,997
BMT	Basement	718	49.380	35,456
LLV	Lower Level	624	85.280	53,215
OSP	Screen Porch	238	26.020	6,193

Net Sketched Area:	4,064	Total:	363,861
Size Ad	2484	Gross Area	4064	FinArea	3682
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	
LLV	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 179.0-0008-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
10	Pool-Conc.	M	S	1	30X12	A	AV	1970	23.04	T	39.2	101			5,000			5,000
19	Patio	D	Y	1	14X16	A	AV	1970	3.92	T	39.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:	5,000	Total:	5,500